



MINUTES
SEPTEMBER 5, 2007

GRC Property Investment & Development, LLC – Application for five (5) lot re-subdivision (5.195 acres) “The Tarrywile Wood” in the RA-20 Zone – 20 Southern Blvd & 6 Brushy Hill Rd. (#I16238 & #I17021) – Subdivision Code #07-02. This application has not yet received EIC approval. *Public hearing opened 7/18/07. 35 days were up 8/22/07- 35 day extension will be up 9/26/07.*

Engineer Ben Doto said nothing really substantial is new except that they received EIC approval on 8/22/07. He said that EIC had added a condition about lot 2 to their standard conditions of approval. He submitted a letter from New England Land Surveying which said they could meet the minimum square for each of these lots. Mr. Manuel arrived at this time 7:39 PM.

Chairman Finaldi asked if there was anyone to speak in opposition to this and several people came forward.

Mary Reynolds said she again speaks for the creatures of nature who cannot speak for themselves. She described the damage that the Largo developers did to Lake Kenosia and said so many animals lost their lives because of the way they cleared the property. She said Stew Leonard's is also guilty of breaking a promise to leave an area for the animals. She questioned if squirrels, rabbits, raccoons, and deer lives are worth anything to these people?

Mark Nolan, 37 Brushy Hill, had copy of plan submitted by the developer and specifically wanted to talk about access to the site. He clarified the letter that he sent to EIC saying he was in favor of smaller proposal. He questioned how lot 2 will be accessed and suggested that maybe this may be a four-lot subdivision. He added that he had asked the City Traffic Engineer to properly evaluate this intersection. He said they still need to address the access question, as the cuts that need to be made to accommodate this proposal will not work. Chairman Finaldi pointed out that if lot 2 has no access to a roadway, then it will never be developed.

Jay Celestino, 16 Brushy Hill, said it is already impossible to get in and out of his road. He added that he is not opposed to this but want it to be planned so it doesn't affect the neighborhood in a negative way.

Ben Doto spoke in rebuttal saying there are no intersection improvements proposed as part of this proposal. It is for only two new houses and it is not economically feasible to redesign this intersection. He added that 2.9 acres of this five-lot subdivision is not going to be developed. They will need to do some excavation but it will not be any more intrusive than the normal amount for a foundation. He added that they have provided turnarounds in the driveway so they can turn around within it.

Mrs. Emminger said they are still waiting for comments from the City Engineering Dept. She mentioned that the Planning Commission will be putting the same restriction on any proposed development for lot 2 as the EIC did. She explained that the City Staff had met with the developer before this was submitted, and they agreed that they would design this so if the City chose to redesign the intersection it would still be possible. She said that Mr. Doto had submitted an alternate plan showing that they can comply with the requirement for the individual driveways. Mr. Deeb made a motion to close the public hearing. Mr. Manuel seconded the motion and it was passed unanimously.

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John B. DeGross Jr. – Request for Waiver to Sec. B.11 of the Subdivision Regulations in conjunction with Application for two (2) lot subdivision (2.37 acres) “Marjorie Woods” in the RA-20 Zone – 19 Hamilton Dr. (#G04072) – Subdivision Code #07-03. *Public hearing opened 8/1/07 – 35 days will be up 9/5/07. 35n day extension has been received.*

Karistos Associates General Partnership – Application for Special Exception for Cluster Development (“Glen Brook Estates”) in the RA-20 Zone –11 Pembroke Rd. (#G08033) – SE #660. This application has received EIC approval. *Public hearing opened 8/1/07 – 35 days will be up 9/5/07.*

Keith Beaver from Didona Associates submitted letter granting a 35-day extension. He said the City Traffic Engineer signed off on this today. Mrs. Emminger said since we have not received the report from the Police Chief, she cannot release the Traffic Engineer's report yet. Engineer Mike Mazzucco said revised plans will be submitted by next Wednesday. Mr. Keller asked about the distance between the actual entranceway to the proposed entranceway. Mr. Beaver said it is about 140 feet apart. Mr. Deeb made a motion to continue this matter until the next meeting. Mr. Manuel seconded the motion and it was passed unanimously.

Regina K. O'Hara, Jose Alvarado & Holly Drew – Application for Special Exception for Cluster Development ("Hidden Glen") in the RA-20 Zone – 33 Golden Hill Rd. (#H11133 & portion of #H11131) – SE #661. Public hearing opened 8/15/07 – 35 days will be up 9/19/07.

Tony Lucera said they received responses from Traffic and Engineer and they are preparing a response. He pointed out that he had submitted a colored rendering as part of the original submittal. Mr. Keller asked if there was an overall view and Mr. Lucera reminded him that he had submitted panorama shots at the very first public hearing. He then said they are keeping the original house in an effort to maintain the rural character of the neighborhood. Mrs. Emminger distributed the City Traffic Engineer's report to the Commission members. Mr. Deeb made a motion to continue the hearing. Mr. Cerminara seconded the motion.

John B. DeGross Jr. – Application for two (2) lot subdivision (2.37 acres) “Marjorie Woods” in the RA-20 Zone – 19 Hamilton Dr. (#G04072) – Subdivision Code #07-03. *No public hearing - first 65 days were up 7/20/07- 65 day extension granted to 9/23/07.*

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Mrs. Emminger asked the Commission members for some discussion and/or direction on Tarrywile so she can start to prepare a resolution for the decision. Mr. Manuel said the previous plan was better but he sees no reason why this one should not be approved. Chairman Finaldi said his only concern is lot 2 and as long as we can restrict that, there is no reason to deny this.

Mr. Keller expressed concern about the excavation and blasting. Mr. Cerminara pointed out that it actually is only two building lots. Mrs. Emminger reminded them that the back portion of lot 2 will be designated as open space and even if they come back to try to develop it, the open space will remain as open space. Mr. Cerminara said the neighbors need to meet and decide what to do about the intersection. Mr. Manuel said these two houses will not affect the intersection. Mrs. Emminger said they are trying to work with the City as the most recent plans show significantly less grading than was originally proposed.

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There was nothing under Other Matters or Correspondence. Under For Reference Only there were three Applications for Floodplain Permits and a public hearing scheduled for October 3, 2007.

Mr. Blaszkowski made a motion to adjourn. Mr. Manuel seconded the motion and it was passed unanimously.